



Brays Road, Sheldon

£205,000

- SEMI DETACHED HOUSE
- LOUNGE
- TWO BEDROOMS
- CENTRAL HEATING
- DRIVEWAY
- PORCH & HALLWAY
- KITCHEN/DINER
- RE FITTED BATHROOM
- DOUBLE GLAZING
- REAR GARDEN

A well presented semi detached house on a popular road in Sheldon. This lovely property will make the perfect first time purchase and is a great location near to a good range of shops, facilities and transport links. Comprising enclosed porch, hallway, lounge, kitchen/diner and utility to the ground floor. Upstairs there are two bedrooms and the

FRONT

Off road parking via a block paved driveway and access to UPVC double glazed doors to:-

ENCLOSED PORCH

Double glazed windows to the front and side and a composite opaque double glazed door to:-

HALLWAY

Stairs to the first floor, radiator, laminate flooring, ceiling light point and door to:-

LOUNGE

9'9 max x 13'5 to bay (2.97m max x 4.09m to bay)



Double glazed bay window to the front, radiator, inset electric fire, laminate flooring, power and light points and door to:-

KITCHEN/DINER

13' x 9'1 (3.96m x 2.77m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and tiling to splash prone areas. Fitted electric oven with a gas hob and extractor hood

over. Double glazed window to the rear, single glazed window to the utility, radiator, door to the under stairs storage cupboard, laminate flooring, power and light points

UTILITY

7'10 x 5'9 (2.39m x 1.75m)

Double glazed windows to the rear and side and a UPVC double glazed door to the rear garden. Space and plumbing for a washing machine, wall mounted boiler, power and light points

LANDING

Double glazed window to the side, loft access, power and light points and doors to:-

BEDROOM ONE

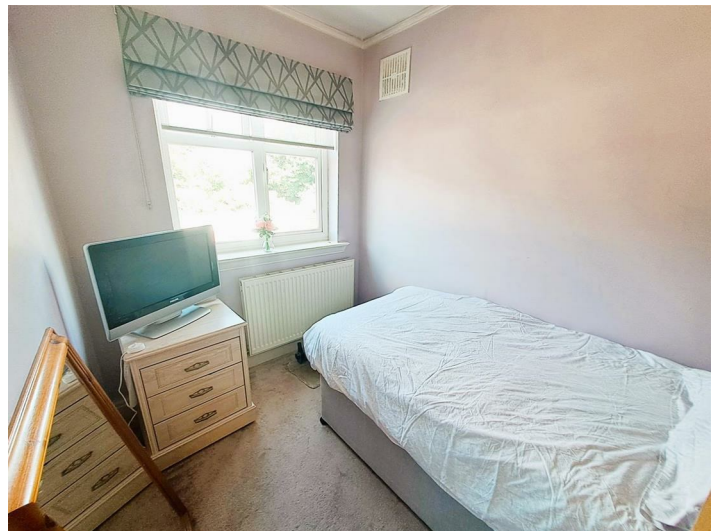
11'8 max x 13'5 max to bay (3.56m max x 4.09m max to bay)



Double glazed bay window to the front, radiator, fitted wardrobes, power and light points

BEDROOM TWO

6'4 max x 9'1 max (1.93m max x 2.77m max)



Double glazed window to the rear, radiator, power and light points

RE FITTED BATHROOM
6'4 max x 9'1 max (1.93m max x 2.77m max)



Fitted with a paneled bath with a bar shower over and shower screen, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail and ceiling light point

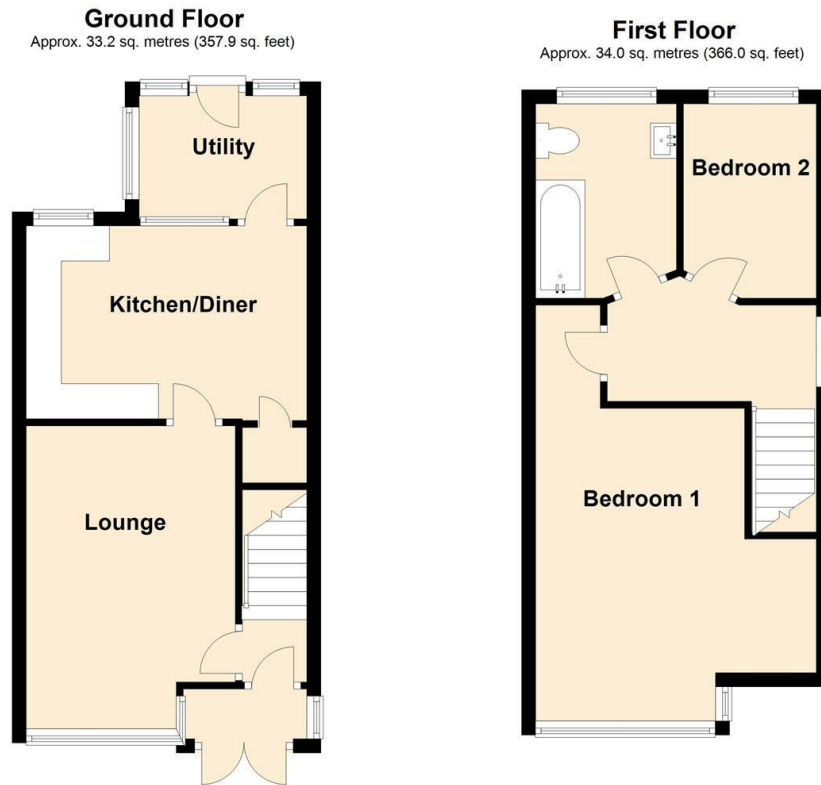
REAR GARDEN



The rear garden is laid to lawn with a block paved patio to the fore. There is a timber storage shed and fencing to the perimeters.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 67.3 sq. metres (723.9 sq. feet)

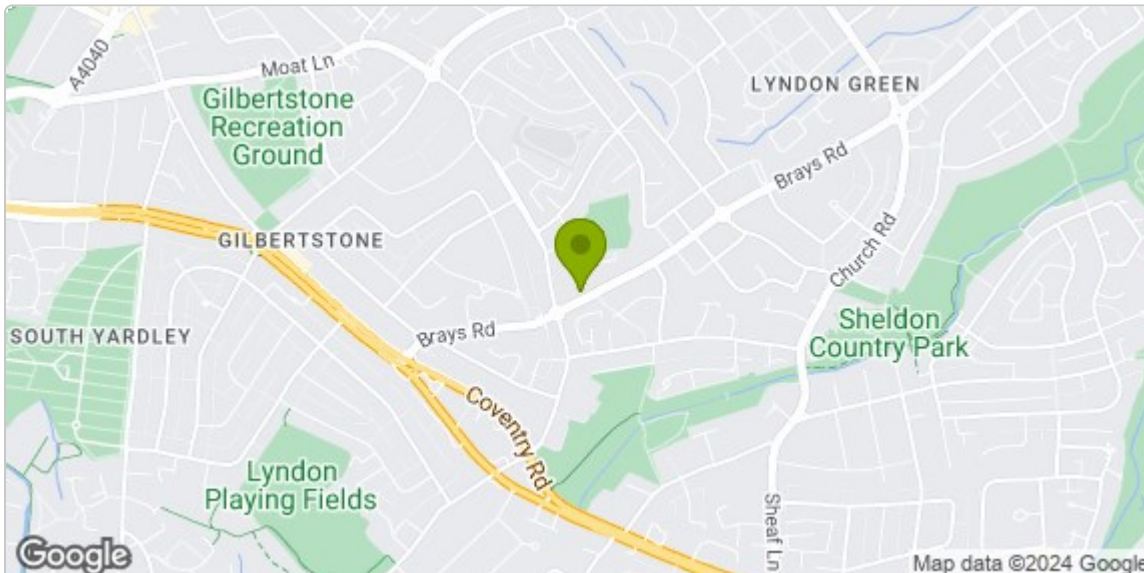
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
156 Brays Road Sheldon
Birmingham B26 2PP

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	